

**City Council of the City of Greenville  
Work Session**

**Monday, July 12, 2021  
3:00 p.m.**

**Meeting Location:  
Greenville Convention Center  
1 Exposition Drive, Room 102**

**Virtual Meeting Viewing  
<https://www.greenvillesc.gov/meeting>**

**MINUTES**

**CITY COUNCIL:** Mayor Knox White, Councilmember John M. DeWorken, Councilmember Lillian B. Flemming, Councilmember Kenneth C. Gibson, Councilmember Wil Brasington, and Councilmember Dorothy H. Dowe (virtual)  
Absent: Councilmember Russell H. Stall

**CITY STAFF:** City Manager John F. McDonough, Assistant City Attorney Logan Wells, and City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

**Merrill Gardens Development Agreement**

Assistant City Engineer Paul Dow provided a presentation regarding the Merrill Gardens project as located in Council's Agenda packet. Mr. Dow referred to Merrill Gardens as a component of the Rhett Street drainage and to some bottle necks in the area. Mr. Dow advised the project includes 138 units of assisted living and is scheduled to open in 2023. Mr. Dow also advised the project is an ideal candidate for a development agreement. Mr. Dow discussed the project as a potential public/private partnership and stated the proposed contribution towards stormwater improvements by the City is approximately \$477,000. Mr. Dow provided the criteria for public/private partnerships and evaluating city investments.

Councilmember Brasington joined the meeting.

Councilmember Gibson asked why the stormwater was not upgraded prior to beginning the development. Mr. Dow responded staff was already looking at the need to upfit the lines and stated once the Development Agreement is approved, the City will move forward with the stormwater work. Councilmember Gibson asked if there is any diversity in the project team and asked why the criteria is being presented for today's purpose. Mayor White responded the question is more of one for economic development to address.

Councilmember Dowe asked if soil borings have already been completed. Mr. Dow responded they have been completed and advised that Greenville's bedrock is not consistent and that one boring is not going to be the same 100 feet away, thus the need for other borings.

**Trails and Greenways – Swamp Rabbit Trail (SRT) Bridge Proposal Update**

Parks Recreation and Tourism Director Angie Prosser and Mobility Coordinator Calin Owens provided a presentation on the bridge proposal over Laurens Road involving the Swamp Rabbit

Trail (Green Line) extension as located in Council's Agenda packet. Ms. Prosser provided the history of the project. Mayor White stated the project is a county project and that the City's contribution has been to pay for bridges for public safety purposes. Mayor White also stated that the County has been working on private property easements for about two years and that the County now has all the easements. Mr. Owens stated the total allocation of funding is \$4 million and involves Ebaugh Avenue, paralleling Laurens Road and terminating at CU-ICAR campus at Millennium Boulevard. Mr. Owens also stated it has always been the agreement that the Woodruff Road bridge upfit would be the County's responsibility.

Councilmember Flemming joined the meeting.

Councilmember Gibson asked if Laurens Road and Ackley Road are included, and Mr. Owens responded it is not. Councilmember Dowe stated she always envisioned a bridge at Willy Taco. Mr. Owen responded there is a pathway there for the trail.

Mr. Owen referred to the location of each of the proposed trail bridges and road intersections. Councilmember DeWorken stated there are a number of considerations where you need to get individuals across a busy road to access something of value. Mayor White responded Stantec was hired a few years ago and they reviewed the connectivity for the proposed crossings.

Councilmember Gibson referred to previous discussions regarding a crossing in the Ackley Road area and stated he still does not see it as a priority on the list. Councilmember Gibson asked if the funding provided is used up, will there still be other funding for a crossing at Ackley Road. City Manager John McDonough responded Council will have to make that decision. Mr. McDonough stated the purpose of today's presentation is to lay out what was planned years ago and that the reference to Ackley Road may be from a presentation months ago involving potential spurs. Mayor White shared that there were numerous meetings held and that the Plan was approved, however the attached has to be completed first before Ackley Road is considered. Councilmember Gibson stated his recollection is that Ackley Road was on a shelf with the understanding that if there was no private partner to assist, then Council would review that and include it. Regarding pedestrian crossovers, Councilmember Dowe responded that she believes Council discussed it would be logical to begin west to east with the bridges.

Mr. Owen presented information involving the allocation of funds for all major crossings along the extension and the bridge construction summary involving the Laurens Road bridge, Haywood Road bridge, and Verdae Boulevard bridge. Mayor White referred to the high proposal costs presented and commented on a previous Council's reduced interest in building the Verdae Boulevard bridge. Councilmember Dowe stated that the time line for December 2022 is driven by when the paving and bridges will be done, that she is not comfortable in making a decision and that she sees the completion of two bridges within the money allocated.

Mr. Owen stated the projects are being led by Greenville County procurement and shared information regarding the procurement process which provides for negotiations with the top scoring contractor. Mr. Owen also stated the City has the opportunity to breakout the bids and break out each bridge to allow for individual contractors to be selected.

Mr. Owen referred to the Ebaugh Avenue to Richland Way as a city connection, shared information regarding "the paperclip" as part of the trail and provided a summary of the project

and allocated funding of \$940,875. Mr. Owen discussed existing conditions for Richland Creek Bridge and Richland Way Tunnel as potential connections.

Councilmember Brasington asked about the potential closing of Richland Creek Way. Ms. Prosser responded that options are being considered and no decision has been made. Ms. Prosser stated Richland Creek Way is not practical as a two-way roadway for traffic and the trail. Councilmember Flemming asked about the potential of the widening or replacing the Washington Street bridge. Mr. Owen responded any work to the bridge would come at a cost to the City. Interim Engineering Services Manager Clint Link responded SCDOT has no immediate plans to replace the bridge and following their last inspection, they found it to be in satisfactory condition.

Ms. Prosser provided information regarding available funding for the Laurens Road bridge, Haywood Road bridge, and the paperclip project and stated additional funding would be necessary. Office of Management and Budget Director Matt Efirm reviewed the funds already appropriated for the project and advised there is additional funding available in the hospitality tax fund balance to appropriate for this project from greenways and trails. Mr. Efirm stated there are other projects currently in development that may need hospitality tax funding, but according to the Capital Improvement Program adopted, there is not a specific use for the fund. Mr. McDonough stated the information provided is to share where funding might be located and that the recommendation is going to be to authorize staff to further negotiate with the top bidder to reduce the amount. Mr. Efirm stated the fund offered is an actual access savings and is used similar as the rainy-day fund.

Mr. Owen provided a list of recommendations including negotiating with the Palmetto Infrastructure with the goal of lowering the costs, construct Laurens Road and Haywood Road bridges with available funding, conduct pilot closure of one lane for Richland Way on weekend vehicular traffic, and complete final 20% percent of construction drawings for the paperclip project.

Regarding the next steps, Mr. Owen stated the RFQ is written to allow the City to break out multiple projects and it will be up to County procurement as to what type of process the City will have to follow. Councilmember Brasington stated whatever the next steps are, they must come with reasonable conditions. Councilmember Dowe asked who has responsibility for the crossing at the Humane Society (Industrial Drive at Keith Drive), and Mr. Owen responded the County is over that intersection with all stops at the intersection.

Regarding Richland Way, Ms. Prosser stated they are currently working with Traffic Engineering on a traffic study to determine which way has the most traffic. Councilmember Brasington asked if they can determine what affect happens downstream. Ms. Prosser responded they are aware that if you make one change on one road, it affects another road. Mr. McDonough referred to a trail ride along the Green Line extension that was revealing of the needs, the potential economic opportunities, and the dangers at Haywood Road if there is no bridge crossing. Councilmember DeWorken stated while it is beneficial to recreation and connectivity, it is a huge economic development issue as well.

### **Motion - Executive Session**

During the open Work Session, Mayor White asked for a motion to go into Executive Session. Assistant City Attorney Logan Wells recommended going into executive session under S.C. Code §30-4-70(a)(2) and (a)(5) to discuss a proposed public-private partnership with UCB for streetscape enhancements, under subsection (a)(2) regarding a proposed contractual matter

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involving the City's purchase of the Bowater Building, a proposed property swap in Unity Park, and economic development incentives related to the Village of West Greenville parking, and under (a)(1) regarding employment related matters involving unclassified evaluations process.

Councilmember DeWorken moved, seconded by Councilmember Flemming, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Flemming moved, seconded by Councilmember Brasington, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:25 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on July 9, 2021.